



**Property type :** Townhouse

**Location :** Guadalmar

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Views :** Pool views

**Parking :** 1 underground parking

**House area :** 160 m<sup>2</sup>

**Plot area :** 80 m<sup>2</sup>

- ✓ close to shops
- ✓ near transport
- ✓ Close to sea
- ✓ Not furnished

- ✓ First line of beach
- ✓ Close to beach
- ✓ Golf property
- ✓ Barbecue

- ✓ gated complex
- ✓ Close to golf
- ✓ Utility room



This 161 m<sup>2</sup> chalet in Guadalmar is for anyone who has one priority straight: location first, renovation second. You're just 300 meters from the beach, in a quiet cul-de-sac with that "old Málaga" feeling that's getting harder to find.

Yes, the house needs a renovation, but in return you get total freedom to redesign the layout, finishes and style without paying for upgrades you don't want.

What makes this property stand out:

- The beach is a 3-minute walk away.
- Right next to the Guadalhorce Nature Reserve: walking and cycling routes, peaceful surroundings, and direct access to the sea without giving up city life.
- Residential area with no heavy traffic.
- Strong potential to modernise, expand and increase value (it can be divided).
- Private Parking
- A stable and growing market in Guadalmar.
- If you're looking for a home you can shape, transform and enjoy by the sea, this one makes perfect sense.

In short, you can walk everywhere: the beach, supermarket, cafés, pharmacy and public transport connecting you to the city.

Guadalmar is the only residential area in Málaga city that sits right on the shoreline where you can live calmly with every service at hand.

You're 10 minutes from the city centre, 5 from the airport and close to the golf course.

Book your visit and I'll show you how to get the most out of the renovation.

